WARRANTY DEED

Karen Johnson Davidson County
Batch# 246322 DEEDWARR
06/20/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190620-0059645

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

VERONICA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Serafin Herrera and Naty Ortiz	New owners at	
(NAME)	(NAME)	174130A15800CO
759 Evening Ave.	property address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Aireka Harvell, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naty J. Ortiz and Serafin Herrera, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase Four, Sunset Hills of record in Plat at Instrument No. 20150211-0012821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 759 Evening Avenue, Antioch, TN 37013

Being the same property conveyed to Aireka Harvell, an unmarried woman by Special Warranty Deed from DR Horton, Inc., a Delaware Corporation of record in Instrument No. 20150803-0076192, Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on August 03, 2015. (Value of consideration shown in aforementioned deed $239,446.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20150211-0012821, Instrument Number 20070605-0067129, as amended in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Instrument Number 20070605-0067128, Instrument Number 20150227-0016999, Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325, Book 5894, Page 186, and Book 5388, Page 713,and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 759 Evening Ave Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of June, 2019.

Aireka Harvell

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Aireka Harvell** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of June, 2019.

Notary Public

My Commission Expires: 09/25/2019

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019